

GOVERNMENT OF TELANGANA
ABSTRACT

Agriculture & Cooperation Department - Computation and payment of compensation for various orchards - Guidelines for Valuation of Orchards in the Telangana State - Orders - Issued.

AGRICULTURE & COOPERATION (HORTI & SERI) DEPARTMENT

G.O.Ms.No.31

Date:19.07.2017.
Read the following:-

1. G.O.Ms.No.357, Revenue (LA) Department, Dt:22-03-2006
2. From the Commissioner of Horticulture, Hyderabad Lr.No.Fruits/267/2016, Dt:06.06.2017, Dt:10.07.2017 & Dt:13.07.2017.
3. G.O.Ms.No.30 Agriculture & Cooperation (H&S) Department, Dt.6.07.2017.

ORDER

In the reference 2nd read above, the Commissioner of Horticulture, Hyderabad has submitted the proposals to Government for inclusion of number of plants and spacing per acre as per the latest technologies in addition to the existing G.O. 1st read above.

2. In the reference 3rd read above Government have constituted an Expert Committee to work out the guidelines, for revision of number of plants and spacing per acre in accordance to the G.O. 1st read above, as per the latest technologies for computation and payment of compensation for various orchards to the farmers as per MIDH Scheme and NABARD guidelines duly following the procedures and guidelines.

3. Government after careful examination of the Expert Committee report and recommendations of the Commissioner of Horticulture, Hyderabad, hereby issues the following orders and guidelines for number of plants and spacing per acre as per the latest technologies for calculating the compensation to the farmers of various orchards in submerging project areas of Telangana State:

- 1) The number of plants and spacing for the fruit bearing plants.

Sl. No	Name of the Crop	Proposed spacing	No. of plants per acre
1	Mango	7.5 m x 7.5 m	70
2	Acid lime	6 m x 6 m	111
3	Sweet Orange	6 m x 6 m	111
4	Pomegranate	5 m x 3 m	267
5	Ber	5 m x 5 m	160
6	Custard Apple	2.5 m x 2.5 m	640
7	Fig	2.5 m x 2.5 m	640

- 2) For Mango crop 7.5 x 7.5 m spacing with 70 plants per acre in addition to the existing spacing of 10 x 10 m.
- 3) For spacing below 7.5 x 7.5 m in Mango, a maximum ceiling of 100 plants per acre.
- 4) In case the number of plants in Mango exists between 71 to 100 Nos. per Acre, the calculations shall be considered per plant basis of 7.5 x 7.5 m spacing in all categories (A, B & C).
- 5) With regard to Guava the maximum ceiling of 300 plants per acre for spacing below 6.25 x 6.25 m in addition to the existing.
- 6) In case the number of plants in Guava exists between 101 to 300 Nos. per Acre, the calculations shall be considered per plant basis of 6.25 x 6.25 m spacing in all categories (A, B & C).
- 7) Regarding other crops, the existing compensation holds good, for the existing and newly proposed spacings.
- 8) No compensation need to be paid for short duration crops as the farmer can harvest the standing crop and deliver vacant possession of the land.

9) Regarding the valuation of others species, horticultures crops, perennial and vegetable crops etc., which are not included in this report, the valuation shall be decided by a committee to be constituted at the district level headed by the District Collector as shown below and the LAOs concerned may address the respected District Collectors in the matter.

i) District Collector	-	Chairman
ii) Land Acquisition Officer	-	Convener
iii) Joint Director, Agriculture	-	Member
iv) District Horticulture & Sericulture Officer-		Member
v) District Forest Officer	-	Member
vi) A Representative from the Requisitioning department	-	Member
vii) Scientist available at the Agriculture/Horticulture Research station In the District, if any	-	Member
viii) Any other member felt necessary by the Chairman can be co-opted	-	Member

10) The existing guidelines may be continued for fuel wood trees and wood value of fruit bearing trees.

11) The details of cost of cultivation, details of trees per acre and fruit bearing stage and compensation for complete horticulture species and details of complete compensation to be paid for each Horticultural species, are applicable in the given Annexures I, II and III respectively are appended to this order.

I. **GUIDELINES FOR VALUATION OF ORCHARDS:**

(1) The Land Acquisition Officers concerned shall determine the Market value of the land with Orchards with due regard to the comparable bonafide sale transactions of a similarly placed Orchards in that locality in recent year, if available, following the guidelines prescribed in the L.A. Manual of Government of A.P. adopted to Telangana State.

(2) If there have been no such sales, the capitalization method be adopted for valuation of land with Orchards, following the guidelines contained in the L.A. Manual of Government of A.P. adopted to Telangana State.

It shall be strictly borne in the mind that while adopting the capitalization method, compensation for the land as well as fruit bearing trees cannot be separately awarded. Further, when the market value is determined on the basis of yield from trees or plantation, 8 years multiplier shall be adopted as per the guidelines of Hon'ble Supreme Court of India.

(3) If the above two methods are not applicable for any reasons, the Land Acquisition Officers may follow the guidelines indicated in the Annexures appended to this order.

II. **PROCEDURE FOR VALUATION OF ORCHARDS:**

Category 'A':-

- (i) Trees belonging to certain variety of a Horticulture crop species recommended for that region.
- (ii) Recommended Orchard management practices including timely inputs, cultural operations, prescribed spacing etc., should have been observed.
- (iii) Trees with healthy growth, good productivity and free from pests and diseases.

Category 'B':-

- (i) Trees belonging to commercial or good local variety recommended for the region.
- (ii) Orchards with average management practices showing average growth and productivity which among other reasons could be due to prescribed spacing not being observed, etc.,

Category 'C':-

- (i) Trees with non-descriptive varieties / seedlings.
- (ii) Trees with poor management practices showing poor growth and productivity.

Pre-bearing or fruit bearing Orchard falling in "A" category depending on the age of Orchard, etc., may be awarded valuation upto a maximum of the values as indicated in Annexure – II or III respectively; Orchard in category 'B' awarded up to a maximum of 80% and Orchard categorized under 'C' upto a maximum of 60%.

The Assistant Director or concerned Officers should personally inspect the garden, count the number of trees and first categories the Orchard following guidelines enunciated above. Before assessing the amounts payable under the category, he should verify whether recommended management practices like training, pruning, manuring, irrigation, de-blossoming, plant protection, inter cultivation, etc., are followed or not.

Having thus verified the management practices and categorized the Orchard into one of the above three categories, depending on whether the Orchard is at pre-bearing or fruit bearing stage, valuation may be arrived at as follows:

III. VALUATION OF PRE-BEARING ORCHARDS:

- (1) The category under which the Orchards falls i.e., whether it is category A or B or C may be identified at the outset.
- (2) The market value of the land alone may be arrived at, on the basis of bonafide and comparable sales of similarly placed lands, following the guidelines as may be prescribed from time to time.
- (3) Apart from market value of land so arrived at, an amount upto the maximum of the total cost of cultivation (being the non-recurring and recurring cost), depending on the age, category of Orchard and the management practices observed may be awarded as compensation:
 - (a) The Orchard which falls in category-A may be awarded compensation up to maximum of the cost of cultivation depending on the age of plants as per Annexure – II.
 - (b) The Orchard falling in category-B may be awarded a maximum up to 80% of the amounts as indicated in Annexure-II depending on the age of the Orchard.
 - (c) The Orchard falling in category-C may be awarded a maximum up to 60% of the amounts indicated in Annexure – II depending on the age of the Orchard.
- (4) As seen from the foregoing paras, pre-bearing Orchard is therefore entitled for compensation as per Annexure-IV(i) appended to this order.

IV. PROCEDURE FOR VALUATION OF FRUIT BEARING ORCHARDS WHERE REMAINING BEARING PERIOD IS MORE THAN GESTATION PERIOD

- (i) Depending on the growth and condition of the Orchard, the category under which the Orchard falls i.e., whether it is category A or B or C, may be identified at the outset on the basis of the guidelines indicated under para II above.

- (ii) Just as envisaged for pre-bearing Orchard, the market value of the land may be arrived at, on the basis of bonafide and comparable sales of similarly placed lands following the guidelines that may be prescribed from time to time.

As seen from the foregoing paras the fruit bearing Orchard is therefore entitled for compensation as follows:

Market value of the land + compensation upto the maximum of the total cost of cultivation depending on category of Orchard and management practices observed + net returns from the Orchard for a period equivalent to pre-bearing period depending on category of Orchard + damages equivalent to net returns from the Orchard for a period of one year depending on the category of Orchard.

The compensation for a fruit bearing Orchard may therefore be awarded as per rates shown in Annexure-III as follows:-

Market value of land + cost of cultivation upto the maximum amounts indicated in col 6(i) or 6(iii) as the case may be + 7(i) or 7(ii) or 7(iii) as the case may be + 8(i) or 8(ii) or 8(iii) as the case may be of Annexure – III. As per Annexure – IV (ii) appended to this order.

PROCEDURE FOR VALUATION OF FRUIT BEARING ORCHARDS WHERE REMAINING BEARING PERIOD IS LESS THAN GESTATION PERIOD

Wherever the remaining fruit bearing period is less than the pre-bearing period, the net returns, depending on the category of crop will be restricted to the remaining number of years of bearing period i.e., the compensation payable for such Orchard will be the market value of the land alone + net returns for the remaining fruit bearing period depending on the category of Orchard as shown in Annexure – IV(iii) appended to this order.

GUIDELINES FOR VALUATION OF ORCHARDS WHERE MIXED CROP IS RAISED

A) Pre-bearing Stage:

- (1) For pre-bearing Orchard where two or more perennial horticulture species are raised in the same garden as intercrop, depending on the condition and the growth, the main crop shall be categorized either under B or C.
- (2) The inter crop shall be categorized as (C).
- (3) Apart from market value of land, damages equivalent to a maximum of the total cost of cultivation shall be payable for the main crop depending on whether the category is B or C and depending on the age of the plants.
- (4) Where the prescribed spacing is observed for both main and inter-crop, the proportionate cost of cultivation restricting to the number of trees subject to optimum number for the inter-crop duly classifying it under (C) may be paid as damages.
- (5) In case where prescribed spacing is not observed, cost of cultivation will not be payable for inter-crop.
- (6) If the number of trees are less than the optimum number as prescribed in col. 3 of Annexure – II damages payable towards cost of cultivation, shall be fixed proportionately subject to spacing being observed.

B) Bearing Stage:

- (1) In a bearing Orchard when two or more perennial horticulture crops are raised as inter-crop depending on the condition, the growth of the crop and management practices observed, the main crop shall be categorized under B or C.
- (2) Inter-crop shall be categorized as (C).
- (3) Compensation upto a maximum of the total cost of cultivation shall be payable for the main crop depending on the category (B or C) and depending on the category (B or C) and depending on the management practices observed.

- (4) Depending on the category (B) or (C) under which the main crop is classified and on the management practices observed, compensation equivalent to the net returns for the gestation period of that crop may be awarded. If the number of trees are less than the optimum number proportionate compensation is payable.
- (5) Where the prescribed spacing is observed for both main and inter-crop the proportionate net returns (restricting the number of trees subject to optimum number) for the gestation period may be awarded for the inter-crop duly classifying it under (C).
- (6) Where prescribed spacing for either main crop or inter crop are not observed, the net returns for gestation period for the inter-crop shall not be paid.
- (7) Damages equivalent to net returns for one year shall be payable for the main crop depending on its category (B or C), management practices observed and the proportionate number of trees subject to optimum number.
- (8) If the number of trees is less than the optimum number as prescribed in Annexure – II, compensation payable towards cost of cultivation, net returns as indicated above shall be fixed proportionately.
- (9) **Note:** If the number of trees in a Orchard is more than the optimum number prescribed for either the main crop or the intercrop the total amount payable either towards cost of cultivation or for net returns, etc., shall be restricted to the optimum number indicated in Annexure-II depending on the category of the crop.

VALUATION OF SCATTERED OR ISOLATED TREES

- (1) Isolated and scattered trees will not normally be given the recommended package of practices as prescribed, and they will therefore be treated as under category C and proportionate amounts towards damages be paid on tree basis.
- (2) The entire amount so payable by following the guidelines given under II A or II B or II C as the case may be shall be treated as damages. Therefore the 12% additional market value and solatium shall not be awarded on such damages.
- (3) Unlike Orchards no additional amount towards damages may be paid.

Model Example as show in Annexure – IV (iv) appended to this order.

NARROW STRIPS OF ORCHARDS:

- (i) Pre-Bearing: If a part of an Orchard is acquired the proportionate amount towards damages depending on the number of trees, the age, category and the management practices observed, as indicated under item II-A shall be paid towards the pre-bearing Orchard.
- (ii) For a strip of Orchard at bearing stage depending on number of trees; category and the management practices observed, the compensation shall be proportionately fixed as indicated in the item II-B or II-C as the case may be.

Wood value: In case of crops like Pomegranate, Guava, Grapes, etc., the wood does not have significant economic value and therefore separate compensation for wood does not arise. Even in case of crops like Mango, Coconut, etc, the crop is not grown for wood, which is only incidental or secondary product. However, since the wood from Mango, Coconut, Jack, Jamun, have some value, the ryots may be allowed to cut and take the wood if the Orchards are going to be removed / submerged. In the alternative if trees are to be conserved, wood value at site as determined by the D.F.O., concerned as per prevailing rates may be granted towards damages. Such amount shall carry solatium or additional market value.

Fuel Wood value: The fuel wood for the fuel wood trees may be determined by the Joint Collector and D.F.O. concerned as per the existing procedures, if the total is below Rs. 50,000/- and by the District Collector where the value exceeds Rs. 50,000/-.

GENERAL

1. Wherever valuation of an orchard under acquisition exceeds Rs.10,000/- it may be got approved by the District Level Committee under the chairmanship of the District Collector with Joint Collector as convenor and the Joint Director of Agriculture and Deputy Director of Horticulture / Assistant Director of Horticulture as members.
2. The Collectors / LAOs concerned shall directly address the Commissioner of Horticulture for any clarification if needed.
3. The details of cost of cultivation, details of trees per acre and stage of the crop (pre- bearing or bearing) and compensation for each Horticulture species and details for the total compensation to be paid for each Horticulture species as per the guidelines above are given in Annexure-I, II and III respectively. Annexure – IV gives model examples of calculation by third method.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**C. PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT.**

To

All the District Collectors for further necessary action.
The Commissioner of Horticulture & Sericulture, Hyderabad.
The Principle Chief Conservator of Forests, Hyderabad.

All the Department of Secretariat.

Copy to:

P.S. to Chief Secretary to Government.
P.S. to Additional Secretary to Chief Minister.
P.S. to Minister (Agriculture).
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER.

Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (i)

Details of cost of cultivation for Mango

No. of plants per 1 acre (10 X 10) :40

Bearing period : 40 Years

Pre bearing period : 5 years

Economic bearing period 6th years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	720	72						792
2	Manures & Fertilizers	549	1097	1646	1994	2343			7629
3	Irrigation	760	760	340	340	340			2540
4	Plant protection	300	300	450	450	600			2100
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	3329	2469	2436	2784	3283			14301
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	600	60						660
3	Refilling planting & staking @Rs.5/- per plant	200	20						220
4	Plant protection	120	120	120	120	120			600
5	Interculture	520	520	520	520	520			2600
6	Manuring	120	120	120	120	120			600
7	Training & Prunning	0	60	120	120	120			420
	Sub Total - B	2560	900	880	880	880			6100
	Contingency 5%	294	168	166	183	208			1019
	Grand Total	6183	3537	3482	3847	4371			21420

Gross Returns per Acre in Rs. 20000

Net Returns per acre in Rs. 14266

Net Returns per tree in Rs. 357

C. PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT.

Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (i) a

Details of cost of cultivation for Mango

No. of plants per 1 acre (7.5 X 7.5) : 70

Pre bearing period : 5 years

Economic bearing period 6th years onwards

Bearing period : 40 Years

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	1260	126						1386
2	Manures & Fertilizers	961	1920	2881	3490	4100			13351
3	Irrigation	1330	1330	595	595	595			4445
4	Plant protection	525	525	788	788	1050			3675
5	Live hedge (Temporary)	1750	420						2170
	Sub Total - A	5826	4321	4263	4872	5745			25027
B LABOUR									
1	Land preparation	1750							1750
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	1050	105						1155
3	Refilling planting & staking @Rs.5/- per plant	350	35						385
4	Plant protection	210	210	210	210	210			1050
5	Interculture	910	910	910	910	910			4550
6	Manuring	210	210	210	210	210			1050
7	Training & Prunning	0	105	210	210	210			735
	Sub Total - B	4480	1575	1540	1540	1540			10675
	Contingency 5%	515	294	291	320	364			1783
	Grand Total	10820	6190	6094	6732	7649			37485

Gross Returns per Acre in Rs. 35000

Net Returns per acre in Rs. 24966

Net Returns per tree in Rs. 357

*** NOTE: 1. For spacing below 7.5 x 7.5 m in Mango, a maximum ceiling of 100 plants per acre is recommended**

2. In case the number of plants in Mango exists between 71 to 100 Nos. per Acre, the calculations shall be considered per plant basis of 7.5 x 7.5 m spacing.

C. PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT.

Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (ii)

No. of plants per 60 acre (8.1 x 8.1)

Pre bearing period - ECT :7 years

Pre bearing period - HYB :4 years

Economic bearing period - ECT : 8th year onwards

Economic bearing period - HYB : 5th year onwards

Bearing period - ECT : 60 Years

Bearing period - HYB : 50 Years

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)	
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	ECT	HYB
1	2	3	4	5	6	7	8	9	10	11
A	MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	720/1140	72/114						792	1254
2	Manures & Fertilizers	668	1337	2005	2674	2974	3274	3574	16506	6684
3	Irrigation	520	520	520	520	520	520	520	3640	2080
4	Plant protection	150	150	250	250	350	350	350	1850	800
5	Live hedge (Temporary)	1000	240						1240	1240
	Sub Total - A	3058/347	2319/236	2775	3444	3844	4144	4444	24028	12058
B	LABOUR									
1	Land preparation	1000							1000	1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	900	90						990	990
3	Refilling planting & staking @Rs.5/- per plant	300	30						330	330
4	Plant protection	60	60	120	120	120	120	120	720	360
5	Interculture	360	360	360	360	360	360	360	2520	1440
6	Manuring	120	120	120	120	120	120	120	840	480
7	Training & Prunning	60	60	60	60	60	60	60	420	240
	Sub Total - B	2800	720	660	660	660	660	660	6820	4840
	Contingency 5%	293/314	152/154	172	205	225	240	255	1542	845
	Grand Total	6151/659	3191/323	3607	4309	4729	5044	5359	32390	17743

Gross Returns per Acre in Rs. 18000
 ECT Net Returns per acre in Rs. 11849
 Net Returns per tree in Rs. 197

Gross Returns per Acre in Rs. 18000
 HYB Net Returns per acre in Rs. 12664
 Net Returns per tree in Rs. 211

C. PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT.

Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (iii)

Details of cost of cultivation for Acid lime

No. of plants per 1 acre (6.25 X 6.25) :100

Bearing period : 12 Years

Pre bearing period Seedlings : 5 years

Pre bearing period Budded : 4 years

Economic bearing period :Seedlings: 6th years onwards

Economic bearing period : Budded : 5th years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)	
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	Seedlings	Budded
1	2	3	4	5	6	7	8	9	10	
A MATERIAL										
1	Planting material inculding 10% casualty replacement in II year	700/1500	70/150`						770	1650
2	Manures & Fertilizers	1327	2653	3980	5306	5806			19072	13266
3	Irrigation	760	520	520	520	520			2840	2320
4	Plant protection	500	500	750	750	750			3250	2500
5	Live hedge (Temporary)	1000	240						1240	1240
	Sub Total - A	4287/5087	3983/4063	5250	6576	7076			27172	20976
B LABOUR										
1	Land preparation	1000							1000	1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	1500	150						1650	1650
3	Refilling planting & staking @Rs.5/- per plant	500	50						550	550
4	Plant protection	180	180	180	180	180			900	720
5	Interculture	360	480	480	480	480			2280	1800
6	Manuring	240	240	240	240	240			1200	960
7	Training & Prunning	60	60	120	120	120			480	360
	Sub Total - B	3840	1160	1020	1020	1020			8060	7040
	Contingency 5%	406/446	257/261	314	380	405			1762	1401
	Grand Total	8533/9373	5400/5484	6584	7976	8501			36994	29417

Gross Returns per Acre in Rs. 30000
 Net Returns per acre in Rs. 17912
 Net Returns per tree in Rs. 179

Gross Returns per Acre in Rs. 30000
 Net Returns per acre in Rs. 18544
 Net Returns per tree in Rs. 185

C. PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT.

Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (iii) a

Details of cost of cultivation for Acid lime budded

No. of plants per 1 acre (6 X 6) :111

Bearing period : 12 Years

Pre bearing period Budded : 4 years

Economic bearing period : Budded : 5th years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inclding 10% casualty replacement in second year @ Rs. 18/- per each	1665	167						1832
2	Manures & Fertilizers	1473	2945	4467	5890				14774
3	Irrigation	844	577	577	577				2575
4	Plant protection	555	555	833	833				2775
5	Live hedge (Temporary)	1110	266						1376
	Sub Total - A	5647	4510	5877	7299				23332
B LABOUR									
1	Land preparation	1110							1110
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	1665	167						1832
3	Refilling planting & staking @Rs.5/- per plant	555	56						611
4	Plant protection	200	200	200	200				799
5	Interculture	400	533	533	533				1998
6	Manuring	266	266	266	266				1066
7	Training & Prunning	67	67	133	133				400
	Sub Total - B	4262	1288	1132	1132				7814
	Contingency 5%	451	285	349	422				1506
	Grand Total	10360	6083	7357	8853				32653

Gross Returns per Acre in Rs. 33300

Net Returns per acre in Rs. 20584

Net Returns per tree in Rs. 185

**C. PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT.**

Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (iv)

Details of cost of cultivation for Sweet Orange

No. of plants per 1 acre (6.25 X 6.25) : 100

Bearing period : 12 Years

Pre bearing period : 4 years

Economic bearing period : 5th years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	1800	180						1980
2	Manures & Fertilizers	1005	2010	3015	4021				10051
3	Irrigation	760	520	520	520				2320
4	Plant protection	500	500	750	750				2500
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	5065	3450	4285	5291				18091
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	1500	150						1650
3	Refilling planting & staking @Rs.5/- per plant	500	50						550
4	Plant protection	180	180	180	180				720
5	Interculture	360	480	480	480				1800
6	Manuring	240	240	240	240				960
7	Training & Prunning	60	60	120	120				360
	Sub Total - B	3840	1160	1020	1020				7040
	Contingency 5%	445	231	265	316				1257
	Grand Total	9350	4841	5570	6627				26388

Gross Returns per Acre in Rs. 36000

Net Returns per acre in Rs. 25614

Net Returns per tree in Rs. 256

C. PARTHA SARATHI
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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (iv) a

Details of cost of cultivation for Sweet Orange

No. of plants per 1 acre (6 X 6) :111

Bearing period : 12 Years

Pre bearing period : 4 years

Economic bearing period : 5th years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	1998	200						2198
2	Manures & Fertilizers	1116	2231	3347	4463				11157
3	Irrigation	844	577	577	577				2575
4	Plant protection	555	555	833	833				2775
5	Live hedge (Temporary)	1110	266						1376
	Sub Total - A	5622	3830	4756	5873				20081
B LABOUR									
1	Land preparation	1110							1110
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	1665	167						1832
3	Refilling planting & staking @Rs.5/- per plant	555	56						611
4	Plant protection	200	200	200	200				799
5	Interculture	400	533	533	533				1998
6	Manuring	266	266	266	266				1066
7	Training & Prunning	67	67	133	133				400
	Sub Total - B	4262	1288	1132	1132				7814
	Contingency 5%	494	256	294	351				1395
	Grand Total	10379	5374	6183	7356				29291

Gross Returns per Acre in Rs. 39960

Net Returns per acre in Rs. 28432

Net Returns per tree in Rs. 256

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (v)

Details of cost of cultivation for Cashew grafts

No. of plants per 1 acre (8.1 x 8.1) :60

Bearing period : 25Years

Pre bearing period :4 years

Economic bearing period : 5th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	720	72						792
2	Manures & Fertilizers	937	804	1232	1618				4591
3	Irrigation	460	320	320	320				1420
4	Plant protection	150	150	250	250				800
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	3267	1586	1802	2188				8843
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	300	30						330
3	Refilling planting & staking @Rs.5/- per plant	120	12						132
4	Plant protection	60	60	120	120				360
5	Interculture	300	300	300	300				1200
6	Manuring	120	120	120	120				480
7	Training & Prunning	60	120	120	120				420
	Sub Total - B	1960	642	660	660				3922
	Contingency 5%	261	111	123	142				637
	Grand Total	5488	2339	2585	2990				13402

Gross Returns per Acre in Rs. 19200

Net Returns per acre in Rs. 15269

Net Returns per tree in Rs. 254

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (v) a

Details of cost of cultivation for Cashew seedlings

No. of plants per 1 acre (8.1 x 8.1) :60

Bearing period : 25 Years

Pre bearing period : 5 years

Economic bearing period : 6th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	300	30						330
2	Manures & Fertilizers	937	804	1232	1618	2003			6594
3	Irrigation	360	360	520					1240
4	Plant protection	150	150	250	250				800
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	2747	1584	2002	1868	2003			10204
B LABOUR									
1	Land preparation	500							500
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	300	30						330
3	Refilling planting & staking @Rs.5/- per plant	120	12						132
4	Plant protection	60	60	60	60	60			300
5	Interculture	300	300	300	300	300			1500
6	Manuring	60	60	60	60	60			300
7	Training & Prunning	60	60	120	120	120			480
	Sub Total - B	1400	522	540	540	540			3542
	Contingency 5%	207	105	101	120	140			673
	Grand Total	4354	2211	2643	2528	2683			14419

Gross Returns per Acre in Rs. 9600

Net Returns per acre in Rs. 5975

Net Returns per tree in Rs. 100

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (vi)

Details of cost of cultivation for Pomegranate

No. of plants per 1 acre (4.25 X 4.25) : 220

Bearing period : 12 Years

Pre bearing period : 2 years

Economic bearing period : 3rd years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	1980	198						2178
2	Manures & Fertilizers	5343	4000						9343
3	Irrigation	760	580						1340
4	Plant protection	500	1000						1500
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	9583	6018						15601
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	1870	187						2057
3	Refilling planting & staking @Rs.5/- per plant	660	66						726
4	Plant protection	240	240						480
5	Interculture	720	1200						1920
6	Manuring	360	600						960
7	Training & Prunning	600	1200						1800
	Sub Total - B	5450	3493						8943
	Contingency 5%	752	476						1228
	Grand Total	15785	9987						25772

Gross Returns per Acre in Rs. 39600

Net Returns per acre in Rs. 25734

Net Returns per tree in Rs. 117

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

**Annexure I (vi) a
Details of cost of cultivation for Pomegranate**

No. of plants per 1 acre (5 X 3) :267

Bearing period : 12 Years

Pre bearing period : 2 years

Economic bearing period : 3rd years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	2396	240						2635
2	Manures & Fertilizers	6465	4840						11305
3	Irrigation	920	702						1621
4	Plant protection	605	1210						1815
5	Live hedge (Temporary)	1210	290						1500
	Sub Total - A	11595	7282						18877
B LABOUR									
1	Land preparation	1210							1210
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	2263	226						2489
3	Refilling planting & staking @Rs.5/- per plant	799	80						878
4	Plant protection	290	290						581
5	Interculture	871	1452						2323
6	Manuring	436	726						1162
7	Training & Prunning	726	1452						2178
	Sub Total - B	6595	4227						10821
	Contingency 5%	910	576						1486
	Grand Total	19100	12084						31184

Gross Returns per Acre in Rs. 47916

Net Returns per acre in Rs. 31138

Net Returns per tree in Rs. 117

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

**Annexure I (vii)
Details of cost of cultivation for Ber**

No. of plants per 1 acre (8.1 X 8.1) : 60

Bearing period : 12 Years

Pre bearing period : 2 years

Economic bearing period : 3rd years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	900	90						990
2	Manures & Fertilizers	442	885						1327
3	Irrigation	400	400						800
4	Plant protection	400	600						1000
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	3142	2215						5357
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	900	90						990
3	Refilling planting & staking @Rs.5/- per plant	300	30						330
4	Plant protection	120	120						240
5	Interculture	360	360						720
6	Manuring	240	240						480
7	Training & Prunning	300	480						780
	Sub Total - B	3220	1320						4540
	Contingency 5%	318	177						495
	Grand Total	6680	3712						10392

Gross Returns per Acre in Rs. 15588

Net Returns per acre in Rs. 10767

Net Returns per tree in Rs. 179

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (vii) a

Details of cost of cultivation for Ber

No. of plants per 1 acre (5 X 5) :160

Bearing period : 12 Years

Pre bearing period : 2 years

Economic bearing period : 3rd years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	2394	239						2633
2	Manures & Fertilizers	1176	2354						3530
3	Irrigation	1064	1064						2128
4	Plant protection	1064	1596						2660
5	Live hedge (Temporary)	2660	638						3298
	Sub Total - A	8358	5892						14250
B LABOUR									
1	Land preparation	2660							2660
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	2394	239						2633
3	Refilling planting & staking @Rs.5/- per plant	798	80						878
4	Plant protection	319	319						638
5	Interculture	958	958						1915
6	Manuring	638	638						1277
7	Training & Prunning	798	1277						2075
	Sub Total - B	8565	3511						12076
	Contingency 5%	846	471						1317
	Grand Total	17769	9874						27643

Gross Returns per Acre in Rs. 41464

Net Returns per acre in Rs. 28640

Net Returns per tree in Rs. 179

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (viii)

Details of cost of cultivation for Guava

No. of plants per 1 acre (6.25 X 6.25) : 100

Bearing period : 15 Years

Pre bearing period : 2 years

Economic bearing period : 3rd years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A	MATERIAL								
1	Plantting material inclding 10% casualty replacement in second year @ Rs. 18/- per each	900	90						990
2	Manures & Fertilizers	1061	1500						2561
3	Irrigation	760	460						1220
4	Plant protection	300	300						600
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	4021	2590						6611
B	LABOUR								
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	500	50						550
3	Refilling planting & staking @Rs.5/- per plant	200	20						220
4	Plant protection	120	120						240
5	Interculture	360	360						720
6	Manuring	240	240						480
7	Training & Prunning	120	120						240
	Sub Total - B	2540	910						3450
	Contingency 5%	328	175						503
	Grand Total	6889	3675						10564

Gross Returns per Acre in Rs. 10350

Net Returns per acre in Rs. 4756

Net Returns per tree in Rs. 48

* NOTE : 1. With regard to Guava the maximum ceiling of 300 plants per acre for spacing below 6.25 x 6.25 m is recommended in addition to the existing.

2. In case the number of plants in Guava exists between 101 to 300 Nos. per Acre, the calculations shall be considered per plant basis of 6.25 x 6.25 m spacing.

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (ix)

Details of cost of cultivation for Sapota

No. of plants per 1 acre (8.1 x 8.1) :60

Bearing period : 40 Years

Pre bearing period : 5 years

Economic bearing period : 6th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	1200	120						1320
2	Manures & Fertilizers	538	538	538	1076	1076			3766
3	Irrigation	640	640	340	340	340			2300
4	Plant protection	150	150	250	250	350			1150
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	3528	1688	1128	1666	1766			9776
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	900	90						990
3	Refilling planting & staking @Rs.5/- per plant	300	30						330
4	Plant protection	60	60	120	120	120			480
5	Interculture	360	360	360	360	360			1800
6	Manuring	120	120	120	120	120			600
7	Training & Prunning		60	60	60	60			240
	Sub Total - B	2740	720	660	660	660			5440
	Contingency 5%	313	120	89	116	121			759
	Grand Total	6581	2528	1877	2442	2547			15975

Gross Returns per Acre in Rs. 13650

Net Returns per acre in Rs. 10452

Net Returns per tree in Rs. 174

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (x)

Details of cost of cultivation for Grape Anab - E - Shahi or Seed

No. of plants per 1 acre (4.5 x 4.5) :197
Pre bearing period : 2 years
Economic bearing period : 3rd year onwards

Bearing period : 12 Years

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inclding 10% casualty replacement in second year @ Rs. 5/- per rooted cutting	985	99						1084
2	Manures & Fertilizers	7911	9100						17011
3	Irrigation	750	750						1500
4	Plant protection	6000	10000						16000
5	Live hedge (Temporary)	1000	240						1240
6	Bower / Pandal	56000							56000
7	Staking @ Rs.4/- per each	780							780
	Sub Total - A	73426	20189	0	0	0			93615
B LABOUR									
1	Land preparation	3500							3500
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	2955	296						3251
3	Refilling planting & staking @Rs.5/- per plant	985	96						1081
4	Plant protection	960	1560						2520
5	Interculture	1200	1500						2700
6	Manuring	720	1500						2220
7	Training & Prunning	1500	3000						4500
8	Watch & Ward		3000						3000
	Sub Total - B	11820	10952	0	0	0			22772
	Contingency 5%	4262	1557						5819
	Grand Total	89508	32698	0	0	0			122206

Gross Returns per Acre in Rs. 100000
Net Returns per acre in Rs. 55943
Net Returns per tree in Rs. 284

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xi)

Details of cost of cultivation for Grape Thompson or Seedless

No. of plants per 1 acre (2.1 x 2.1) : 907

Bearing period : 10 Years

Pre bearing period : 1 years

Economic bearing period : 2nd year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	4989							4989
2	Manures & Fertilizers	22662							22662
3	Irrigation	750							750
4	Plant protection	13600							13600
5	Live hedge (Temporary)	1000							1000
6	Bower / Pandal	56000							56000
7	Staking @ Rs.4/- per each	3628							3628
Sub Total - A		102629	0	0	0	0			102629
B LABOUR									
1	Land preparation & levelling	15000							15000
2	Trenches, Refilling & planting	35000							35000
3	Staking @Rs.2/- per each	1814							1814
4	Plant protection	960							960
5	Interculture	1200							1200
6	Manuring	1500							1500
7	Training & Prunning	2400							2400
8	Watch & Ward	3000							3000
Sub Total - B		60874	0	0	0	0			60874
Contingency 5%		8175							8175
Grand Total		171678	0	0	0	0			171678

Gross Returns per Acre in Rs. 144000

Net Returns per acre in Rs. 51242

Net Returns per tree in Rs. 56

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Annexure I (xii)

Details of cost of cultivation for Tamarind

No. of plants per 1 acre (10 x 10) : 40

Bearing period : 30 Years

Pre bearing period : 5 years

Economic bearing period : 6th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	800	80						880
2	Manures & Fertilizers	624	648	771	1095	1419			4557
3	Irrigation	460	340	340	340	340			1820
4	Plant protection	100	100	100	100	100			500
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	2984	1408	1211	1535	1859			8997
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	600	60						660
3	Refilling planting & staking @Rs.5/- per plant	200	20						220
4	Plant protection	60	60	60	60	60			300
5	Interculture	120	120	120	120	180			660
6	Manuring	120	120	120	120	120			600
7	Training & Prunning	60	60	60	60	60			300
	Sub Total - B	2160	440	360	360	420			3740
	Contingency 5%	257	92	79	95	114			637
	Grand Total	5401	1940	1650	1990	2393			13374

Gross Returns per Acre in Rs. 16800

Net Returns per acre in Rs. 13370

Net Returns per tree in Rs. 334

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Annexure I (xiii)

Details of cost of cultivation for Jackfruit

No. of plants per 1 acre (10 x 10) : 40
 Pre bearing period : 6 years
 Economic bearing period : 7th year onwards

Bearing period : 60 Years

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Cost of plant material	400							400
2	Manures & Fertilizers	200	200	300	300	400	400		1800
3	Irrigation	240	240	60	60	60	60		720
4	Plant protection	100	100	100	100	100	100		600
5	Land preparation	1000	240						1240
6	Digging & Filling of pits	600							600
7	Filling of pits and plantting	200							200
8	Interculture	120	120	120	120	120	120		720
	Sub Total - A	2860	900	580	580	680	680		6280
	Contingency 5%	143	45	29	29	34	34		314
	Grand Total	3003	945	609	609	714	714		6594

Gross Returns per Acre in Rs. 6000
 Net Returns per acre in Rs. 4945
 Net Returns per tree in Rs. 124

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xiv)

Details of cost of cultivation for Jamun

No. of plants per 1 acre (10 x 10) : 40
 Pre bearing period : 6 years
 Economic bearing period : 7th year onwards

Bearing period : 40 Years

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Cost of plant material	400							400
2	Manures & Fertilizers	200	200	300	300	400	400		1800
3	Irrigation	240	240	60	60	60	60		720
4	Plant protection	100	100	100	100	100	100		600
5	Land preparation	1000	240						1240
6	Digging & Filling of pits	600							600
7	Plantting & Staking	200							200
8	Interculture	120	120	120	120	120	120		720
9	Training & Prunning	60	60	60	60	60	60		360
	Sub Total - A	2920	960	640	640	740	740		6640
	Contingency 5%	146	48	32	32	37	37		332
	Grand Total	3066	1008	672	672	777	777		6972

Gross Returns per Acre in Rs. 12000
 Net Returns per acre in Rs. 10818
 Net Returns per tree in Rs. 270

C. PARTHA SARATHI
 APC & SECRETARY TO GOVERNMENT.

Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xv)

Details of cost of cultivation for Custard Apple

No. of plants per 1 acre (4 x 4) : 250

Bearing period : 20 Years

Pre bearing period : 3 years

Economic bearing period : 4th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	2250	225						2475
2	Manures & Fertilizers	1621	3240	4862					9723
3	Irrigation	580	460	320					1360
4	Plant protection	250	350	500					1100
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	5701	4515	5682					15898
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	3750	375						4125
3	Refilling planting & staking @Rs.5/- per plant	1250	125						1375
4	Plant protection	60	120	120					300
5	Interculture	300	300	300					900
6	Manuring	120	120	240					480
	Sub Total - B	6480	1040	660					8180
	Contingency 5%	609	278	317					1204
	Grand Total	12790	5833	6659					25282

Gross Returns per Acre in Rs. 16000

Net Returns per acre in Rs. 7183

Net Returns per tree in Rs. 29

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xv) a

Details of cost of cultivation for Custard Apple

No. of plants per 1 acre (2.5 x 2.5) :640

Bearing period : 20 Years

Pre bearing period : 3 years

Economic bearing period : 4th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	5760	576						6336
2	Manures & Fertilizers	4150	8294	12447					24891
3	Irrigation	1485	1178	819					3482
4	Plant protection	640	896	1280					2816
5	Live hedge (Temporary)	2560	614						3174
	Sub Total - A	14595	11558	14546					40699
B LABOUR									
1	Land preparation	2560							2560
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	9600	960						10560
3	Refilling planting & staking @Rs.5/- per plant	3200	320						3520
4	Plant protection	154	307	307					768
5	Interculture	768	768	768					2304
6	Manuring	307	307	614					1229
	Sub Total - B	16589	2662	1690					20941
	Contingency 5%	1559	712	812					3082
	Grand Total	32742	14932	17047					64722

Gross Returns per Acre in Rs. 40960

Net Returns per acre in Rs. 18388

Net Returns per tree in Rs. 29

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xvi)

Details of cost of cultivation for Jasmine

No. of plants per 1 acre (1.51 x 1.51) : 1750

Bearing period : 15 Years

Pre bearing period : 1 year

Economic bearing period : 2nd year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Cost of plant material	5250							5250
2	Manures & Fertilizers	3500							3500
3	Irrigation	200							200
4	Plant protection	600							600
5	Land preparation	1000							1000
6	Digging of pits (1.5 Cubic fts)	3500							3500
7	Filling of pits & Plantting	3500							3500
8	Interculture	480							480
	Sub Total - A	18030							18030
	Contingency 5%	902							902
	Grand Total	18932							18932

Gross Returns per Acre in Rs. 52500

Net Returns per acre in Rs. 45000

Net Returns per tree in Rs. 26

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xvii)

Details of cost of cultivation for Amla

No. of plants per 1 acre (8.1 x 8.1) :60

Bearing period : 35 Years

Pre bearing period : 4 years

Economic bearing period : 5th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	1320	132						1452
2	Manures & Fertilizers	668	1335	2003	2670				6676
3	Irrigation	400	280	280	280				1240
4	Plant protection	250	350	500	500				1600
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	3638	2337	2783	3450				12208
B LABOUR									
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	900	90						990
3	Refilling planting & staking @Rs.5/- per plant	300	30						330
4	Plant protection	60	60	60	60				240
5	Interculture	240	240	240	240				960
6	Manuring	60	60	120	120				360
7	Training & Prunning		60	60	120				240
	Sub Total - B	2560	540	480	540				4120
	Contingency 5%	310	144	163	200				817
	Grand Total	6508	3021	3426	4190				17145

Gross Returns per Acre in Rs. 28800

Net Returns per acre in Rs. 23167

Net Returns per tree in Rs. 386

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xviii)

Details of cost of cultivation for Drum Stick

No. of plants per 1 acre (2.475 x 2.475) : 650

Bearing period : 3 Years

Economic bearing period :1st year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Cost of plant material	600							600
2	Manures & Fertilizers	2800							2800
3	Charges for electricity & labour	600							600
4	Plant protection	1000							1000
5	Land preparation	400							400
6	Digging & Filling of pits (1.5 Cubic fts)	1300							1300
7	Plantting & Staking	200							200
8	Interculture	300							300
9	Labour charges for application of	200							200
10	Harvesting Charges	600							600
	Sub Total - A	8000							8000
	Contingency 5%	400							400
	Grand Total	8400							8400

Gross Returns per Acre in Rs. 27000

Net Returns per acre in Rs. 18600

Net Returns per tree in Rs. 29

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xix)

Details of cost of cultivation for Oilpalm

No. of plants per 1 acre (5.28 x 5.28) : 143

Bearing period : 30 Years

Prebearing period : 4

Economic bearing period : 5th year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Land preparation	220							220
2	Pit preparation	264							264
3	Plant material	3160							3160
4	Plantting & Staking	132							132
5	Manures & Fertilizers	440	616	792	880				2728
6	Fertilizers	528	1036	1540	1540				4644
7	Pesticides / application cost	168	276	332	332				1108
8	Lay out	132	176	264	300				872
9	Irrigation	528	528	528	528				2112
10	Interculture	176	176	176	212				740
11	Inter cropping	480							480
12	Harvesting				200				200
13	Miscellaneous (Fencing)	480							480
	Add (Rounding off)	12	32	8	8				60
	Total	6720	2840	3640	4000				17200

Gross Returns per Acre in Rs. 19800

Net Returns per acre in Rs. 14826

Net Returns per tree in Rs. 259

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xx)

Details of cost of cultivation for Cocoa

No. of plants per 1 acre (4.45 X 4.45) : 200

Bearing period : 25 Years

Pre bearing period : 3 years

Economic bearing period : 4th years onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A	MATERIAL								
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	3000	300						3300
2	Manures & Fertilizers	890	1080	1272					3242
3	Irrigation	360	360	300					1020
4	Plant protection	200	300	350					850
	Sub Total - A	4450	2040	1922					8412
B	LABOUR								
1	Land preparation	200							200
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	600	60						660
3	Refilling planting & staking @Rs.5/- per plant	400	40						440
4	Plant protection	120	120	180					420
5	Interculture	420	480	540					1440
6	Manuring	120	180	240					540
7	Training & Prunning	120	180	240					540
8	Harvesting			600					600
	Sub Total - B	1980	1060	1800					4840
	Contingency 5%	322	155	186					663
	Grand Total	6752	3255	3908					13915

Gross Returns per Acre in Rs. 13500

Net Returns per acre in Rs. 8909

Net Returns per tree in Rs. 45

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xxi)

Details of cost of cultivation for Fig

No. of plants per 1 acre (4 x 4) : 250
 Pre bearing period : 2 years
 Economic bearing period : 3rd year onwards

Bearing period : 15 Years

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A	MATERIAL								
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	2500	250						2750
2	Manures & Fertilizers	1614	3229						4843
3	Irrigation	760	600						1360
4	Plant protection	350	500						850
5	Live hedge (Temporary)	1000	240						1240
	Sub Total - A	6224	4819						11043
B	LABOUR								
1	Land preparation	1000							1000
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	750	75						825
3	Refilling planting & staking @Rs.5/- per plant	500	50						550
4	Plant protection	120	240						360
5	Interculture	600	600						1200
6	Manuring	240	240						480
7	Training & Prunning	180	240						420
	Sub Total - B	3390	1445						4835
	Contingency 5%	481	313						794
	Grand Total	10095	6577						16672

Gross Returns per Acre in Rs. 30000
 Net Returns per acre in Rs. 20003
 Net Returns per tree in Rs. 80

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xxi) a

Details of cost of cultivation for Fig

No. of plants per 1 acre (2.5 x 2.5) :640

Bearing period : 15 Years

Pre bearing period : 2 years

Economic bearing period : 3rd year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Plantting material inculding 10% casualty replacement in second year @ Rs. 18/- per each	6400	640						7040
2	Manures & Fertilizers	4132	8266						12398
3	Irrigation	1946	1536						3482
4	Plant protection	896	1280						2176
5	Live hedge (Temporary)	2560	614						3174
	Sub Total - A	15933	12337						28270
B LABOUR									
1	Land preparation	2560							2560
2	Digging of pits (3'x3'x3') @ Rs. 15/- per plant	1920	192						2112
3	Refilling planting & staking @Rs.5/- per plant	1280	128						1408
4	Plant protection	307	614						922
5	Interculture	1536	1536						3072
6	Manuring	614	614						1229
7	Training & Prunning	461	614						1075
	Sub Total - B	8678	3699						12378
	Contingency 5%	1231	801						2033
	Grand Total	25843	16837						42680

Gross Returns per Acre in Rs. 76800

Net Returns per acre in Rs. 51208

Net Returns per tree in Rs. 80

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xxii)

Details of cost of cultivation for Rose

No. of plants per 1 acre (1.217 x 1.217) : 2700

Bearing period : 6 Years

Pre bearing period : 1 year

Economic bearing period :2nd year onwards

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Cost of plant material	27000							27000
2	Manures & Fertilizers	4050							4050
3	Irrigation	500							500
4	Plant protection	1000							1000
5	Land preparation	1000							1000
6	Digging & Filling of pits	5400							5400
7	Filling of pits & Plantting	5400							5400
8	Interculture	500							500
9	Training & Prunning	250							250
10	Harvesting / Selling Charges	150							150
	Sub Total - A	45250							45250
	Contingency 5%	2263							2263
	Grand Total	47513							47513

Gross Returns per Acre in Rs. 40500

Net Returns per acre in Rs. 22501

Net Returns per tree in Rs. 8.33

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure I (xxiii)

Details of cost of cultivation for Mulberry under irrigated conditions for 1 acre

No. of plants per 1 acre : 10000

Bearing period : 30 Years

Economic bearing period : 15 years

Sl. No	Operation Cost	Cost per Year (in Rs.)							Total per Acre (in Rs.)
		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6	7	8	9	10
A MATERIAL									
1	Preparation of land / culture operations, shoot har	15000	15750						30750
2	Levelling with Bullocks (6 pairs @ Rs. 150/-) per day	900							900
3	Plantting material	1000							1000
4	Irrigation (all inculsive)	2000	2000						4000
5	Farm yard manure (8 tones)	2000	2000						4000
6	Fertilizers	1200	2000						3200
	Total	22100	21750						43850

**C. PARTHA SARATHI
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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07-2017

Annexure - II (i)

Statement of compensation towards cost of cultivation for pre bearing period

Mango 10 x 10 mts (40 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Mango	40	5	40								
	Category - A				6183	3537	3482	3847	4371			21420
	Category - B				4946	2830	2786	3078	3497			17137
	Category - C				3710	2122	2089	2308	2623			12852

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (i) a
Statement of compensation towards cost of cultivation for pre bearing period

Mango 7.5 x 7.5 mts (70 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestatio n period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Mango											
	Category - A	70	5	40	10820	6190	6094	6732	7649			37485
	Calculation per one plant. The same to be multiplied from 71 to 100 Nos.	1	5	40	155	88	87	96	109			536
	Category - B	70	5	40	8656	4952	4875	5386	6119			29988
	Calculation per one plant. The same to be multiplied from 71 to 100 Nos.	1	5	40	124	71	70	77	87			428
	Category - C	70	5	40	6492	3714	3656	4039	4590			22491
	Calculation per one plant. The same to be multiplied from 71 to 100 Nos.	1	5	40	93	53	52	58	66			321

- * NOTE: 1. For spacing below 7.5 x 7.5 m in Mango, a maximum ceiling of 100 plants per acre is recommended
 2. In case the number of plants in Mango exists between 71 to 100 Nos. per Acre, the calculations shall be considered per plant basis of 7.5 x 7.5 m spacing.

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (ii)

Statement of compensation towards cost of cultivation for pre bearing period

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Coconut (ECT)	60	7	60								
	Category - A				6151	3191	3607	4309	4729	5044	5359	32390
	Category - B				4921	2553	2886	3447	3783	4035	4287	25912
	Category - C				3691	1915	2164	2585	2837	3026	3215	19433

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (iii)

Statement of compensation towards cost of cultivation for pre bearing period

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Coconut (TxB)	60	4	50								
	Category - A				6592	3235	3607	4309				17743
	Category - B				5274	2588	2886	3447				14195
	Category - C				3955	1941	2164	2585				10645

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (iv)

Statement of compensation towards cost of cultivation for pre bearing period

Acid lime (Budded) 6.25 x 6.25 mts (100 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Acid lime (Budded)	100	4	12									
	Category - A				9373	5484	6584	7976					29417
	Category - B				7498	4387	5267	6381					23533
	Category - C				5624	3290	3950	4786					17650

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (iv) a

Statement of compensation towards cost of cultivation for pre bearing period

Acid lime (Budded) 6 x 6 mts (111 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Acid lime (Budded)	111	4	12									
	Category - A				10360	6083	7357	8853					32653
	Category - B				8288	4866	5886	7083					26122
	Category - C				6216	3650	4414	5312					19592

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (v)

Statement of compensation towards cost of cultivation for pre bearing period

Acid lime (Seedlings) 6.25 x 6.25 mts (100 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Acid lime (Seedlings)	100	5	12									
	Category - A				8533	5400	6584	7976	8501				36994
	Category - B				6826	4320	5267	6381	6801				29595
	Category - C				5120	3240	3950	4786	5100				22196

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (vi)

Statement of compensation towards cost of cultivation for pre bearing period

Sweet Orange 6.25 x 6.25 mts (100 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Sweet Orange	100	4	12									
	Category - A				9350	4841	5570	6627					26388
	Category - B				7480	3873	4456	5302					21111
	Category - C				5610	2905	3342	3976					15833

**C.PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT**

Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (vi) a

Statement of compensation towards cost of cultivation for pre bearing period

Sweet Orange 6 x 6 mts (111 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Sweet Orange	111	4	12									
	Category - A				10379	5374	6183	7356					29291
	Category - B				8303	4299	4946	5885					23433
	Category - C				6227	3224	3710	4414					17574

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (vii)

Statement of compensation towards cost of cultivation for pre bearing period

Cashew grafts 8.1 x 8.1 mts (60 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Cashew grafts	60	4	25									
	Category - A				5488	2339	2585	2990					13402
	Category - B				4390	1871	2068	2392					10721
	Category - C				3293	1403	1551	1794					8041

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Annexure - II (viii)

Statement of compensation towards cost of cultivation for pre bearing period

Cashew Seedlings 8.1 x 8.1 mts (60 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Cashew seedlings	60	5	25								
	Category - A				4354	2211	2643	2528	2683			14419
	Category - B				3483	1769	2114	2022	2146			11534
	Category - C				2612	1327	1586	1517	1610			8652

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Annexure - II (ix)

Statement of compensation towards cost of cultivation for pre bearing period

Pomegranate 4.25 x 4.25 mts (220 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Pomegranate	220	2	12									
	Category - A				15785	9987							25772
	Category - B				12628	7990							20618
	Category - C				9471	5992							15463

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Annexure - II (ix) a

Statement of compensation towards cost of cultivation for pre bearing period

Pomegranate 5 x 3 mts (267 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Pomegranate	267	2	12									
	Category - A				19100	12084							31184
	Category - B				15280	9667							24947
	Category - C				11460	7251							18710

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Annexure - II (x)

Statement of compensation towards cost of cultivation for pre bearing period

Ber8.1 x 8.1 mts (60 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Ber	60	2	12									
	Category - A				6680	3712							10392
	Category - B				5344	2970							8314
	Category - C				4008	2227							6235

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Annexure - II (x) a

Statement of compensation towards cost of cultivation for pre bearing period

Ber 5 x 5 mts (160 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Ber	160	2	12									
	Category - A				17769	9874							27643
	Category - B				14215	7899							22114
	Category - C				10661	5924							16586

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Annexure - II (xi)

Statement of compensation towards cost of cultivation for pre bearing period

Guava 6.25 x 6.25 mts (100 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Guava											
	Category - A	100	2	15	6889	3675						10564
	Calculation per one plant. The same to be multiplied from 101 to 300 Nos.	1	2	15	69	37						106
	Category - B	100	2	15	5511	2940						8451
	Calculation per one plant. The same to be multiplied from 101 to 300 Nos.	1	2	15	55	29						85
	Category - C	100	2	15	4133	2205						6338
	Calculation per one plant. The same to be multiplied from 101 to 300 Nos.	1	2	15	41	22						63

* NOTE : 1. With regard to Guava the maximum ceiling of 300 plants per acre for spacing below 6.25 x 6.25 m is recommended in addition to the existing.

2. In case the number of plants in Guava exists between 101 to 300 Nos. per Acre, the calculations shall be considered per plant basis of 6.25 x 6.25 m spacing.

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Annexure - II (xii)

Statement of compensation towards cost of cultivation for pre bearing period

Sapota 8.1 x 8.1 mts (60 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Sapota	60	5	40									
	Category - A				6581	2528	1877	2442	2547				15975
	Category - B				5265	2022	1502	1954	2038				12781
	Category - C				3949	1517	1126	1465	1528				9585

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Annexure - II (xiii)

Statement of compensation towards cost of cultivation for pre bearing period

Grape Seed 4.5 x 4.5 mts (197 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Grape (Seeded)	197	2	12								
	Category - A				89508	32698						122206
	Category - B				71606	26158						97764
	Category - C				53705	19619						73324

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Annexure - II (xiv)

Statement of compensation towards cost of cultivation for pre bearing period

Grape Seedless 2.1 x 2.1 mts (907 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Grape (Seedless)	907	1	10									
	Category - A				171678								171678
	Category - B				137342								137342
	Category - C				103007								103007

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Annexure - II (xv)

Statement of compensation towards cost of cultivation for pre bearing period

Tamarind 10 x 10 mts (40 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Tamarind	40	5	30									
	Category - A				5401	1940	1650	1990	2393				13374
	Category - B				4321	1552	1320	1592	1914				10699
	Category - C				3241	1164	990	1194	1436				8025

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Annexure - II (xvi)

Statement of compensation towards cost of cultivation for pre bearing period

Jack fruit 10 x 10 mts (40 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Jack Fruit	40	6	60									
	Category - A				3003	945	609	609	714	714			6594
	Category - B				2402	756	487	487	571	571			5274
	Category - C				1802	567	365	365	428	428			3955

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Annexure - II (xvii)

Statement of compensation towards cost of cultivation for pre bearing period

Jamun 10 x 10 mts (40 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Jamun	40	6	40									
	Category - A				3066	1008	672	672	777	777			6972
	Category - B				2453	806	538	538	622	622			5579
	Category - C				1840	605	403	403	466	466			4183

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Annexure - II (xviii)

Statement of compensation towards cost of cultivation for pre bearing period

Custard Apple 4 x 4 mts (250 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economic bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Custard Apple	250	3	20								
	Category - A				12790	5833	6659					25282
	Category - B				10232	4666	5327					20225
	Category - C				7674	3500	3995					15169

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Annexure - II (xviii) a

Statement of compensation towards cost of cultivation for pre bearing period

Custard Apple 2.5 x 2.5 mts (640 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Custard Apple	640	3	20									
	Category - A				32742	14932	17047						64722
	Category - B				26194	11946	13638						51778
	Category - C				19645	8959	10228						38833

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Annexure - II (xix)

Statement of compensation towards cost of cultivation for pre bearing period

Jasmine 1.51 x 1.51 mts (1750 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Jasmine	1750	1	15									
	Category - A				18932								18932
	Category - B				15146								15146
	Category - C				11359								11359

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Annexure - II (xx)

Statement of compensation towards cost of cultivation for pre bearing period

Amla 8.1 x 8.1 mts (60 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Amla	60	4	35									
	Category - A				6508	3021	3426	4190					17145
	Category - B				5206	2417	2741	3352					13716
	Category - C				3905	1813	2056	2514					10288

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Annexure - II (xxi)

Statement pf compensation towards cost of cultivation for pre bearing period

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economic bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7
1	Drum Sticks	650	1	3								
	Category - A				8400							8400
	Category - B				6720							6720
	Category - C				5040							5040

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Annexure - II (xxii)

Statement of compensation towards cost of cultivation for pre bearing period

Oil palm 8.5 x 8.5 mts (57 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Oil palm	57	4	30									
	Category - A				6720	2840	3640	4000					17200
	Category - B				5376	2272	2912	3200					13760
	Category - C				4032	1704	2184	2400					10320

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Annexure - II (xxiii)

Statement of compensation towards cost of cultivation for pre bearing period

Coco 4.45 x 4.45 mts (200 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Cocoa	200	3	25									
	Category - A				6752	3255	3908						13915
	Category - B				5402	2604	3126						11132
	Category - C				4051	1953	2345						8349

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Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (xxiv)

Statement of compensation towards cost of cultivation for pre bearing period

Fig 4 x 4 mts (250 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Fig	250	2	15									
	Category - A				10095	6577							16672
	Category - B				8076	5262							13338
	Category - C				6057	3946							10003

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Annexure - II (xxiv) a

Statement of compensation towards cost of cultivation for pre bearing period

Fig 2.5 x 2.5 mts (640 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Fig	640	2	15									
	Category - A				25843	16837							42680
	Category - B				20675	13470							34144
	Category - C				15506	10102							25608

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Annexure - II (xxv)

Statement of compensation towards cost of cultivation for pre bearing period

Rose 1.217 x 1.217 mts (2700 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Rose	2700	1	6									
	Category - A				47513								47513
	Category - B				38010								38010
	Category - C				28508								28508

**C.PARTHA SARATHI
APC & SECRETARY TO GOVERNMENT**

Annexure to G.O. Ms.No.31,Agriculture & Cooperation (Horti & Seri) Department, Dated:19-07.2017

Annexure - II (xxvi)

Statement of compensation towards cost of cultivation for pre bearing period

Mulbary 1 x 0.4 mts (10000 Plants per acre)

Sl. No	Name of the fruit crop	No. of trees per acre	Pre bearing or gestation period (Years)	Economi c bearing period (Years)	Cost of Cultivation (Year wise) (in Rs.)							Total cost of cultivation per acre	
					1st Year	2nd Year	3rdYear	4th Year	5th Year	6th Year	7th Year		
1	2	3	4	5	6(i)	6(ii)	6(iii)	6(iv)	6(v)	6(vi)	6(vii)	7	
1	Mulbary	10000	5 - 6 Months	15									
	Category - A				22100	21750	21750						65600
	Category - B				17680	17400	17400						52480
	Category - C				13260	13050	13050						39360

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Annexure to G.O.Ms.No.31, Agriculture & Cooperation (Horti & Seri) Department , Dated:19-07-2017

Annexure - III

STATEMENT OF TOTAL COMPENSATION PAYABLE UNDER COST OF CULTIVATION NET RETURNS AND DAMAGES FOR EACH HORTICULTURE SPECIES

Sl. No	Name of the fruit crop	Spacing in Mts	No. of trees/ac re	Pre bearing or gestatio n period	Economi c bearing period (yrs)	Amount payable upto maximum of the cost of cultivation during prebearing period			Net returns payable for 1 acre orchard for the period equal to pre bearing or gestation period			Damages payable for 1 acre orchard		
						Category - A	Category - B	Category - C	Category A	Category B	Category C	Category - A	Category - B	Category - C
1	2	3	4	5	6	6 (i)	6(ii)	6(iii)	7 (i)	7 (ii)	7 (iii)	8 (i)	8 (ii)	8 (iii)
1	Mango	10 x 10	40	5	40	21420	17137	12852	71330	57064	42798	14266	11413	8560
		7.5 x 7.5	70	5	40	37485	29988	22491	124830	99864	74898	24966	19973	14980
		Calculation per one plant. The same to be multiplied from 71 to 100 Nos.	1	5	40	536	428	321	1783	1427	1070	357	285	214
2	Coconut ECT	8.1 X 8.1	60	7	60	32390	25912	19433	82943	66354	49766	11849	9479	7109
3	Coconut Hybrid	8.1 X 8.1	60	4	50	17743	14195	10645	50656	40525	30394	12664	10131	7598
4	Acidlime seedling	6.25 X 6.25	100	5	12	36994	29595	22196	89560	71648	53736	17912	14330	10747
5	Acidlime budded	6.25 x 6.25	100	4	12	29417	23533	17650	74176	59341	44506	18544	14835	11126
		6 x 6	111	4	12	32653	26122	19592	82336	65869	49402	20584	16467	12350
6	Sweet orange	6.25 x 6.25	100	4	12	26388	21110	15833	102456	81965	61474	25614	20491	15368
		6 x 6	111	4	12	29291	23433	17575	113728	90982	68237	28432	22746	17059
7	Guava	6.25 x 6.25	100	2	15	10564	8451	6338	9512	7610	5707			
		Calculation per one plant. The same to be multiplied from 101 to 300 Nos.	1	2	15	106	85	63	95	76	57			
8	Pomegranate	4.25 X 4.25	220	2	12	25772	20618	15463	51468	41174	30881			
		5 x 3	267	2	12	31184	24947	18710	62276	49821	37366			

Sl. No	Name of the fruit crop	Spacing in Mts	No. of trees/ac re	Pre bearing or gestatio n period	Economi c bearing period (yrs)	Amount payable upto maximum of the cost of cultivation during prebearing period			Net returns payable for 1 acre orchard for the period equal to pre bearing or gestation period			Damages payable for 1 acre orchard		
						Category - A	Category - B	Category - C	Category A	Category B	Category C	Category - A	Category - B	Category - C
1	2	3	4	5	6	6 (i)	6(ii)	6(iii)	7 (i)	7 (ii)	7 (iii)	8 (i)	8 (ii)	8 (iii)
9	Ber	8.1 X 8.1	60	2	12	10392	8314	6235	21534	17227	12920			
		5 x 5	160	2	12	27643	22114	16586	57280	45824	34368	28640	22912	17184
10	Cashew grafts	8.1 X 8.1	60	4	25	13402	10722	8041	61076	48861	36646	15269	12215	9161
11	Cashew Seedlings	8.1 X 8.1	60	5	25	14419	11535	8651	29875	23900	17925	5975	4780	3385
12	Sapota	8.1 x 8.1	60	5	40	15975	12781	9585	52260	41808	31356	10452	8362	6271
13	Grape (Seeded)	4.5 x 4.5	197	2	12	122206	97764	73324	111886	89509	67132			
14	Grape (Seedless)	2.1 x 2.1	907	1	10	171678	137342	103007	51242	40994	30745			
15	Tamarind	10 x 10	40	5	30	13374	10699	8025	66850	53480	40110			
16	Jackfruit	10 x 10	40	6	60	6594	5274	3956	29670	23736	17802			
17	Jamun	10 x 10	40	6	40	6972	5578	4183	64908	51926	38945			
18	Custard Apple	4 x 4	250	3	20	25282	20225	15169	21549	17239	12929			
		2.5 x 2.5	640	3	20	64722	51778	38833	55164	44131	33098			
19	Amla	8.1 x 8.1	60	4	35	17145	13716	10288	92668	74134	55601	23167	18534	13900
20	Fig	4 x 4	250	2	15	16672	13338	10003	40006	32005	24004			
		2.5 x 2.5	640	2	15	42680	34144	25608	102416	81933	61450			
21	Oilpalm	8.25 x 8.25	57	4	30	17200	13761	10320	59304	47443	35582	14826	11861	8896
22	Cocoa	4.45 x 4.45	200	3	25	13915	11132	8349	26727	21382	16036			
23	Drum Stick	2.475 x 2.475	650	1	3	8400	6720	5040						
24	Rose	1.217 x 1.217	2700	1	6	47513	38010	28508	22501	18001	13501			
25	Jasmin	1.51 x 1.51	1750	1	15	18932	15146	11359	45000	36000	27000			
SERICULTURE														
26	Mulbery	1 X 0.4	10000		15	22100	17680	13216	53250	29400	10950	73350	47080	24210

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Annexure – IV (i)

MODEL EXAMPLES FOR VALUATION OF PRE – BEARING ORCHARDS

Example No. 1

Valuation of 2 years mango orchard at pre – bearing age measuring 3 acres under acquisition with 120 trees; with well estimated at Rs. 30,000/- the market value of land as per registration statistics is say Rs. 20,000/- per acre.

The orchard if well managed falls in Category “A”

Formula as recommended by committee:

(Subject to all management practice being observed)

Value of orchard : $L + C + W$

L = Land value: Rs.20,000/- per acre X 3 Acre. Rs.60,000/-

C = cost of cultivation for 2 years only

W = well value: Rs. 30,000/-

C = Cost of Cultivation for I year	Rs.6183
II year	Rs.3537

Total cost of cultivation for two years period per acre	Rs. 9720

Total cost cultivation for 3 acres = Rs.9720 X 3 =29,160

(Refer to Annexure – II (i))

$C = (Rs.6183 + Rs.3537) X 3 = Rs.29,160/-$ (Refer to Annexure – II(i))

Value of orchard = 60,000 + Rs. 29,160 + 30,000 =1,19,160

Total compensation payable = value of orchard +12% AMV and 30% solatium on value of orchard (-) cost of cultivation = 1,19,160 + 12% AMV and 30% solatium on Rs.90,000 (ie., Rs.1,19,160 (-) Rs.29,160)

Note:

1. 12% Additional Market value and 30% solatium will not be awarded on cost of cultivation.
2. No damages are allowed as the gestation period is less than four years.

Annexure – IV (ii)

**MODEL EXAMPLES FOR VALUATION OF FRUITS BEARING ORCHARDS
WHERE REMAINING BEARING PERIOD IS MORE THAN GESTATION PERIOD.**

Example No. 2

Valuation of 20 years mango orchard over 3 acres of land under acquisition with 120 trees; with well estimated a value of Rs. 30,000/- the market value of land as per registration statistics is say Rs. 20,000/- per acre.

The orchard if well managed falls in Category “A”

Formula as recommended by committee:

(Subject to all management practice being observed)

Value of orchard : $L + C + \text{Net returns for gestation period} + D+W$

Where

L = Land value: Rs.20,000/- per acre X 3 Acre. Rs.60,000/-

C = cost of cultivation

D = Damages

W = well value: Rs. 30,000/-

Damage per acre = RS.14,266 (Refer to Annexure III Col.8(i))

Damages for 3 acres D=14266X3=42,798

C = Cost of Cultivation per acre =Rs.21,420/-*

(*total cost of cultivation of pre- bearing period i.e., 5 years)

Cost of cultivation for 3 acres = Rs.21420X3=Rs.64,260

(Refer to Annexure III Col.6(i))

Net returns equal to gestation period per acre = Rs. 71,330/-

(Refer to Annexure III Col.7(i))

Net returns for 3 acres = Rs.71, 330X3 =Rs.2,13,990

Value of Orchard = Rs.60,000+Rs.64,260+Rs.2,13,990+
Rs.42,798+Rs.30,000 = 4,11,048/-

Total compensation payable for 3 acres orchard = market value of orchard +12% AMV and 30% solatium on Rs.3,68,250 being value of orchard after deducting damages (i.e.,e Rs.4,11,048 (-) Rs.42,798 = Rs.3,68,250/-)

Note: The damages awarded under col.8 shall not carry solatium and 12% additional market value.

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Annexure – IV (iii)

**MODEL EXAMPLES FOR VALUATION OF FRUITS BEARING ORCHARDS
WHERE REMAINING FRUIT BEARING PERIOD IS LESS THAN GESTATION
PERIOD.**

Example No. 3

Valuation of 42 years old mango orchard over 3 acres of land under acquisition with 120 trees; with well estimated a value of Rs. 30,000/- the market value of land as per registration statistics is say Rs. 20,000/- per acre.

The orchard averagely managed falls in Category “B”

Formula as recommended by committee:

(Subject to all management practice being observed)

Value of orchard : L + Net returns for remaining economic bearing period +W

L = Land value: Rs.20,000 X 3 Acre. Rs.60,000/-

W = well value: Rs. 30,000/-

Total bearing period of the mango orchard =45* years age of the mango orchard =42 years

Remaining economic bearing period: $45^* - 42 = 3$ years

Net returns per acre =Rs.57,064/-

Net returns for remaining 3 years bearing period for 3 acres :-

=Net returns X Remaining economic period XNo. Of acres pre bearing period

Where net returns / acre = Rs.57,064/-

Remaining economic period = 3 years

No. of acres =3

$$\begin{aligned} \text{Pre bearing period} &= 5 \text{ years} &= \text{Rs. } \frac{57,064 \times 3 \times 3}{5} \\ &&= \text{Rs. } 1,02,715 \end{aligned}$$

(as per Annexure III Col.7(i))

Value orchard = Rs.60,000 + Rs.1,02,715 +30,000 = Rs.1,92,715/-

Total compensation payable = value of orchard +12% AMV and 30% solatium on value of orchard

Note:

1. No cost of cultivation is admissible as the remaining bearing period is less than the gestation period.
2. Net returns are allowed only for the rest of the bearing period i.e.3 years (45-42)

Annexure – IV (iv)

MODEL EXAMPLES OF VALAUATION OF STRAY PLANTS

Example No. 4

10 years old Coconut (ECT) over 4 acres of land under acquisition with 40 trees on the field bunds; with well estimated at a value of Rs.30,000/- . The market value of land as per registration statistics is say Rs.20,000/- per acre

The orchard not a continuous manner hence falls in category ‘C’

Formula as recommended by committee:

L = Land value: Rs.20,000/- X 4 = Rs.80,000/-

C = cost of cultivation

D = Damages

W = well value: Rs. 30,000/-

Total population / acre in a normal plantation = 60.

Here it is only 40 plants spread over 4 acres. Hence land area occupied by coconut is 2/3 acres.

Hence, the cost of cultivation to be calculated to 2/3 acre

C – 19433X2/3 = Rs.12955 (Refer to Annexure –III Col.6.iii)

Damages per acre =Rs.7.109 (Refer to Annexure-III Col.8iii)

D= Rs.7,109X2/3 =Rs.4739

Net returns = 49,766 X 2/3 Rs.33,177 (Refer to Annexure-III Col.7iii)

(Net returns for gestation period = net returns / tree X Gestation

Period X No. of plants X category

Where net returns per tree Rs.197.48 ((Refer to Annexure-III Col.7)

82943/7 = 11849/60 = 197.48)

Gestation period 7 years

No. of plants 40

“C” category 0.6(60%)

Net returns equal to gestation period =197.48 X7X40X0.6=33177

(Refer to Annexure-III based on number of plants of total area 2/3 acres)

Values of orchard =Rs.80,000 + Rs.12,955+Rs.33,177+Rs.4,739+Rs.30,000/-

Total compensation payable = market value of orchard + 12% AMV and 30% solatium on Rs. 1,10,000 only i.e., on land value and wells value.

Note: Scattered or isolated tree will be treated as under category ‘C’ the entire amount payable shall be treated as damages and therefore 12% AMV and 30% solatium shall not be awarded as such damages.

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